



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, NOVEMBER 14, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Hayden Beckman, Tess Nguyen, Rami Talleh, Pamela Avila
(recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda
may do so. No action can be taken by the Zoning
Administrator on items not on the agenda.

SCHEDULED ITEMS:

**1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2007-011
(HEINDL ADDITION)**

APPLICANT: Dennis D'ambra

REQUEST: To permit the construction of a 405 sq. ft. first and
second floor addition to an existing two-story single
family dwelling and the construction of a 96 sq. ft.
second floor balcony.

LOCATION: 16276 Tisbury Circle, 92649 (northside of Tisbury
Circle, west of Mistral Drive – Humboldt Island,
Huntington Harbor)

PROJECT PLANNER: Hayden Beckman

STAFF RECOMMENDS: Approval based upon suggested findings and
conditions of approval

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-037
(TAQUIERA DON VICTOR ALCOHOL SALES)**

APPLICANT: Juan Sanchez

REQUEST: To permit the sales of alcoholic beverages for on-site
consumption within an existing restaurant.

LOCATION: 17552 Beach Boulevard # D, 92647 (east side of
Beach Boulevard, south of Slater Avenue)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Approval based upon suggested findings and
conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2006-235 (DAWSON SUBDIVISION)**
- APPLICANT: Keith Dawson
- REQUEST: To subdivide one parcel of land and portion of a vacated street right of way into two parcels for purposes of developing two single family homes.
- LOCATION: 1021 Alabama St., 92648 (East side of Alabama St., terminus of Knoxville Ave.)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.